



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved November 21, 2013

November 7, 2013

6:00 P.M. ~ Work Meeting (Open to the Public)



[7:11:46 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Wade Thompson
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Dave Burrows
Tony DiConza
Jeremy Burkinshaw

- **City Staff:** Bryn McCarty; Planning Supervisor
Heather Upshaw; Planner III
Cindy Quick; Deputy Recorder
- **Guests:** Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:12:09 PM](#) Reverence / Thought: Robert Thomas
- 1.2 [7:13:17 PM](#) Pledge of Allegiance: Niel White
- 1.3 [7:13:48 PM](#) Roll call: Full Quorum
- 1.4 [7:13:52 PM](#) Approval of electronic minutes for: **October 17, 2013.**

Commissioner Jessica Morton **MOVES** to approve the minutes for

October 17, 2013.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. REGULAR AGENDA:

7:14:45 PM 2.1 **14Co8-12** – GSW Properties, LLC – 5200 W 13400 S – Final Master Plan Approval of 134 Townhomes – Acres: 6.9 – Zone: MU-2 – Units: 134 (*continued from 10/17/2013*)

Citizen Comments:

Bruce Hansen, 12399 S Red Elm Way, Riverton UT (applicant)

Mike Bradshaw, Herriman Town Center (representing applicant)

Jacob Alstead, 10288 S Eagle Cliff Way (Garbett Homes)

Commissioner Dave Burrows **MOVES** to approve this item with conditions outlined by staff based on the elevations presented to us now with the brick colors subject to fine tuning the roofs over the top of two of the deck patios or steel canopies (the C Unit) and if they prefer more of a curve type look and also that the buildings that back 13400 South or the first one on 5195 W that those buildings have the brick accents as indicated in the elevations.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

7:40:48 PM 2.2 **39S13** – Solameer Development – 5300 W 13400 S – Subdivision of 98 Townhomes Acres: 5.2 – Zone: MU-2 – Units: 98 (**PUBLIC HEARING**)

Chair Hill asks to discuss this item and item 2.3 together with two different motions.

Citizen Comments:

Bruce Hansen (applicant)

[7:44:30 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Claudia Bogumil, 5480 Rocky Point Drive, does not like the look of these buildings, no beauty to the construction.

David Belcher, 13446 S River Rose Lane, concerned with population density and concerned with schools for children.

Steve Garrett, 5443 W Genoa Court, doesn't like the colors. Doesn't like the modern look.

[7:50:30 PM](#) Chair Hill closes public comment

Citizen Comments (cont.):

Bruce Hansen (applicant)

Renee Rubian, (Garbett Homes)

Claudia Bogumil, 5480 Rocky Point Drive, curious about handicap access.

Nicole White, 5502 W Autumn Creek Road, concerned for the safety of walking residents.

Commissioner Jeramy Burkinshaw **MOVES** to approve this item with staff comments as written.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
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Commissioner Tony DiConza	Yes
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Commissioner Robyn Shakespear	Yes
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Commissioner Jeramy Burkinshaw	Yes
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Commissioner Dave Burrows	Yes
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Commissioner Wade Thompson	Yes
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Vote passed.

Motion carried.

[8:00:40 PM](#) 2.3 **14Co8-14** – Solameer Development – 5300 W 13400 S – Final Master Plan Approval of 98 Townhomes – Acres: 5.2 – Zone: MU-2 – Units: 98

Commissioner Robyn Shakespear **MOVES** to recommend approval of this item with the eight requirements outlined by staff and number eight the elevations are approved as submitted similar to phase one.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
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Commissioner Tony DiConza	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

8:05:00 PM 2.4 **33C13** – Harsh – 5499 W Rocky Point Dr – Home Occupation / Selling of Firearms Zone: A-1 – Acres: 1

8:06:23 PM Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Joe Mitchel, 5530 Rocky Point Drive, feels the neighborhood is in harms way, concerned with proper signage on the road as well.

Steve Garrett, 5443 W Genoa Court, I like more options for purchasing fire arms. I recommend approval.

Claudia Bogumil, 5480 Rocky Point Drive, lives across the street from Jack and Jeanie I recommend entertaining the idea of letting him do it. I know Jack and don't have a fear of him doing this business.

8:11:36 PM Chair Hill closes public comment

Jack Harsh, 5499 W Rocky Point Drive (applicant)

Commissioner Dave Burrows **MOVES** to approve this item with the six requirement outlined by staff and add a number seven that hours of operation be from 9a-6p.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	No
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

8:26:59 PM 2.5 **14Z13** – Hamilton – 13848 S 7300 W – Rezone from A-1 to A-.25 – Acres: 27 – Zone: A-1 (PUBLIC HEARING) – combined with 2.6 below

8:27:26 PM 2.6 **13Z13** – DeHaan – 13850 S 7530 W – Rezone from A-1 to A-.25 – Acres: 9.68 Zone: A-1 (PUBLIC HEARING) combined with item 2.5 above.

[8:30:11 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Jan Bates, Hi Country Estates Phase I, property borders Mr. DeHaan's property. She doesn't want the ¼ acre lots, she doesn't feel it's responsible.

Sheldon Hamilton, 1536 Green Apple Street, South Jordan, UT

Pat Olsen, 13763 S 7530 W, concerned about development and access. Bigger lots and access.

Jack Harsh, 5499 Rocky Point Drive, wonders about a buffer zone.

Sandy Stewart 13517 Shaggy Mountain Road, concerned about traffic.

Tiffini Davis, 13832 S 7530 W, concerned with safety of her road and nervous about complaints regarding animals, sounds and smells would love 1 acre lots.

Nathan Beagley 7530 W 14400 S, opposed to rezoning. Concerned with fire danger and animal issues.

Nicole Hale, 7252 W 14100 S, concerned with animal issues wants a buffer zone and masonry wall.

Nicole White, 5502 W Autumn Creek Road, keep population numbers down.

Gary Freck, 13899 S Shaggy Mountain Road, concerned with protecting property and animals

Marian Fowden, 5556 Tuscano Way, concerned with high density housing.

Steve Garrett, 5443 W Genoa Court, suggesting to do 1/3 acre lots – compromise.

Lisa Cummins, 13797 S Erin Loop Road, worried about the amount of people in this area and safety.

Militza J. Meadows (for Fay H. Nilsson), 7300 W 7530 W 13898 S, ¼ acre lots are absurd. She's worried about fire safety, access and worried about lighting and wants to keep it rural.

Greg DeHaan, 7575 W Rooster Cove, understands the fire safety issue and buffer zone requested he wants the zoning that others have received.

Nathan Beagley, 7538 W 14400 S, concerned with fire safety.

Sheldon Hamilton, doesn't understand the fire safety issue.

Greg DeHaan, worried about not being able to come again to any other meetings.

[9:27:56 PM](#) Chair Hill closes public comment

[9:30:55 PM](#) Chair Hill asks for a five minute break

[9:41:21 PM](#) Chair Hill asks to get started again.

Commissioner Dave Burrows **MOVES** to continue this item to the next planning commission meeting in two weeks.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Tony DiConza Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

[9:41:30 PM](#) 2.7 **36S13** – HTC – 5226 W Herriman Main St – Subdivision of 76 Townhomes Acres: 7.73 – Zone: MU-2 – Units: 76 (PUBLIC HEARING) combined with 2.8 below

Comments from applicant, Matt Watson, Herriman Towne Center

[9:48:53 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Jason Erikson, 5332 Ravenna Ct, wants a transition buffer between low density and high density here with a larger buffer along the north boundary

Lisa Cummins, 13797 S Erin Loop Road, concerned that Herriman is adopting agenda 21.

Steve Garrett, 5443 W Genoa Court, concerned with street parking & wants wider roads.

Jason Snedaker, 5373 W Venetia Street, wants reduced density in this development and a wider vegetative buffer area between the neighborhoods.

Cami McAfee, 12767 Venice Court, wants a bigger buffer zone on north side

Christina Kirk, 5279 W Ravenna Court, wants more of a buffer and a concrete fence rather than vinyl.

Ron Preece, 5271 W Ravenna Court, worried about Ashfield Drive. Matt Watson, responds. Ditto with the buffer being wider and masonry wall.

Lauren Davis, 12771 Venice Court, ditto concrete wall and shrubbery to make it feel more private.

[10:04:08 PM](#) Chair Hill closes public comment

Matt Watson, (applicant)

Gail Jackson, 5268 Ravenna Court, requesting a traffic light at Brundisi Way & Main Street.

Jason Snedaker, 5373 W Venetia Street reduce density so they can put more of a buffer zone.

Brian Irwin, 5323 Ravenna Court, desires a concrete wall between the lower density homes and the higher density homes.

Commissioner Jessica Morton **MOVES** to approve this item with requirements outlined by staff and add number five to take out sidewalk on the north side and adjusting the townhomes to the south.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
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Commissioner Tony DiConza	Yes
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Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

10:22:24 PM 2.8 **14Co8-13** – HTC – 5226 W Herriman Main St – Final Master Plan Approval of 76 Townhomes – Acres: 7.73 – Zone: MU-2 – Units: 76

Citizen Comments:

Commissioner Jessica Morton **MOVES** to approve this item with requirements outlined by staff and number 11 to add trees every 30 feet on the north side.

Commissioner Dave Burrows **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

10:26:01 PM 2.9 **38S13** – Rosecrest Communities LLC– 4440 W Rosecrest Rd – 3 Lot Subdivision (The Meadows, Phase 3) – Acres: 26 – Zone: MU-2 – Units: 3 (PUBLIC HEARING)

Matt Watson, applicant

10:29:29 PM Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

10:29:40 PM Chair Hill closes public comment

Commissioner Jeramy Burkinshaw **MOVES** to approve this item with the requirements outlined by staff.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.10 **37S13** – Rosecrest Communities LLC – 4881 W Rosecrest Road – Lot Line Adjustment Acres: 16.82 – Zone: C-2 (PUBLIC HEARING) – **has been withdrawn**

10:32:28 PM 2.11 **02G13** – Herriman City – Amendment to the Herriman 2020 General Plan (Public Hearing Opened on October 17, 2013)

10:32:43 PM Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Blayne Hamilton, wants them to leave it as Military Compatibility Overlay

10:44:17 PM Chair Hill closes public comment

Commissioner Wade Thompson **MOVES** to approve this item with recommendations to the City Council with modifications outlined by staff. Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **FUTURE MEETINGS:**

4.1 City Council Meeting - Thursday, **November 14, 2013** @ 7:30 PM

4.2 Planning Commission Meeting - Thursday, **November 21, 2013** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Jessica Morton moves to adjourn the meeting.

Meeting adjourned at 10:47:03 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on November 7, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder